

A.P.N.: 1220-09-301-002  
File No: 143-2593677 (mk)  
R.P.T.T.: \$2,811.90

When Recorded Mail To: Mail Tax Statements To:  
Donald P. Hoxie and Lisa A. Hoxie  
199 Aspen Hill Court  
Gardnerville, NV 89460

### ***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Robert D. Stone and Jamie A. Stone, husband and wife as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Donald P. Hoxie and Lisa A. Hoxie, husband and wife as community property with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

**COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M.,**

**THENCE NORTH 20° 52' 28" EAST, A DISTANCE OF 2,245.14 FEET;  
THENCE NORTH 00° 01' 30" WEST, A DISTANCE OF 157.24 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND THE TRUE POINT OF BEGINNING;  
THENCE NORTH 00° 01' 30" WEST, A DISTANCE OF 69.86 FEET;  
THENCE NORTH 02° 43' 50" EAST, A DISTANCE OF 242.00 FEET;  
THENCE SOUTH 84° 00' 03" EAST, A DISTANCE OF 449.60 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CENTERVILLE LANE;  
THENCE SOUTH 00° 02' 30" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CENTERVILLE LANE, A DISTANCE OF 195.00 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CENTERVILLE LANE ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT OF SOUTH 00° 02' 30" EAST WITH A RADIUS OF 960.00 FEET, THROUGH A CENTRAL ANGLE OF 06° 37' 59" AND AN ARC LENGTH OF 111.14 FEET (LONG CHORD SOUTH 03° 16' 29" WEST, A DISTANCE OF 111.08 FEET);  
THENCE LEAVING SAID RIGHT-OF-WAY NORTH 84° 46' 56" WEST, A DISTANCE OF 454.13 FEET TO THE TRUE POINT OF BEGINNING.**

**THE BASIS OF BEARING OF THIS DESCRIPTION IS THE WESTERN RIGHT-OF-WAY LINE OF CENTERVILLE LANE WHICH BEARS NORTH 00° 02' 30" WEST, AS PER**

**RECORD OF SURVEY MAP RECORDED IN BOOK 691, AT PAGE 452, AS DOCUMENT NO. 252105, OFFICIAL RECORDS OF DOUGLAS COUNTY.**

**REFERENCE IS MADE TO RECORD OF SURVEY TO SUPPORT BOUNDARY LINE ADJUSTMENT FOR ROBERT J. COOK FAMILY REVOCABLE TRUST RECORDED MAY 13, 1993, IN BOOK 593, PAGE 2423, AS DOCUMENT NO. 306985.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 25, 2014, IN BOOK 814, PAGE 5853, AS INSTRUMENT NO. 848560.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 06/16/2020

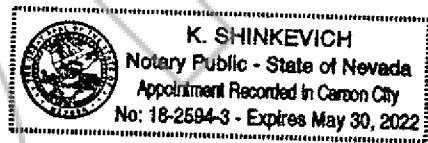
Robert D. Stone  
Robert D. Stone

Jamie A. Stone  
Jamie A. Stone

STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on July 24<sup>th</sup> 2020 by **Robert D. Stone and Jamie A. Stone.**

K. Shinkevich  
Notary Public  
(My commission expires: 5/30/2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 16, 2020** under Escrow No. **143-2593677**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-09-301-002  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.          f)  Comm'l/Ind'l  
 g)  Agricultural        h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$721,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$721,000.00  
 d) Real Property Transfer Tax Due \$2,811.90

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Robert D. Stone and Jamie A. Stone  
 Address: 1238 Centerville Lane  
 City: Gardnerville  
 State: NV      Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Donald P. Hoxie and Lisa A. Hoxie  
 Address: 199 Aspen Hill Court  
 City: Gardnerville  
 State: NV      Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance Company      File Number: 143-2593677 mk/ et  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden      State: NV      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)